091.0	0001	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	572,500 /	572,500
					USE VALUE:	572,500 /	572,500
					ASSESSED:	572,500 /	572,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GOVERNOR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BADROSSAMAY MOHAMMAD
Owner 2:	SEDDIGHIN SAFOURA
Owner 3:	
Street 1:	26841 BARKSTONE LN
Street 2:	
Twn/City:	LAGUNA HILLS
St/Prov:	CA Cntry: Own Occ: N
Postal:	92653 Type:

PREVIOUS OWNER

Owner 1:	CURRAN THOMAS KEVIN -
Owner 2:	CURRAN HABER BRIANA -
Street 1:	15 GOVERNOR RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,465 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3465.000	205,700		366,800	572,500
Total Card	0.080	205,700		366,800	572,500
Total Parcel	0.080	205,700		366,800	572,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.97 | /Parcel: 425.9

Legal Description

User Acct 58261

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

!7362!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,700	0	3,465.	366,800	572,500	572,500	Year End Roll	12/18/2019
2019	101	FV	177,200	0	3,465.	372,000	549,200	549,200	Year End Roll	1/3/2019
2018	101	FV	177,200	0	3,465.	277,700	454,900	454,900	Year End Roll	12/20/2017
2017	101	FV	177,200	0	3,465.	251,500	428,700	428,700	Year End Roll	1/3/2017
2016	101	FV	177,200	0	3,465.	241,000	418,200	418,200	Year End	1/4/2016
2015	101	FV	165,800	0	3,465.	204,300	370,100	370,100	Year End Roll	12/11/2014
2014	101	FV	165,800	0	3,465.	193,900	359,700	359,700	Year End Roll	12/16/2013
2013	101	FV	165,800	0	3,465.	184,400	350,200	350,200		12/13/2012

PRINT

Date	Time
12/10/20	22:00:28

LAST REV

Date	Time
09/20/19	08:48:28
mmcmakin	
7362	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURRAN THOMAS K	1435-18		5/28/2013		451,000	No	No		
SWITKIN DANIEL	1340-33		7/2/2007		385,000	No	No		
TEEVEN JAMES B	1290-64		9/10/2004		360,000	No	No		
TEEVEN JAMES B	1185-90		3/30/1998	Family	100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
3/28/2009	Meas/Inspect	201	PATRIOT
8/5/2007	MLS	HC	Helen Chinal
2/2/2005	MLS	MM	Mary M
3/13/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58261
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	5									366,765						366,800	

Total AC/HA: 0.07955 | Total SF/SM: 3465 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 366,765 | Spl Credit | Total: 366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298149
Depreciation:	92426
Depreciated Total:	205723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

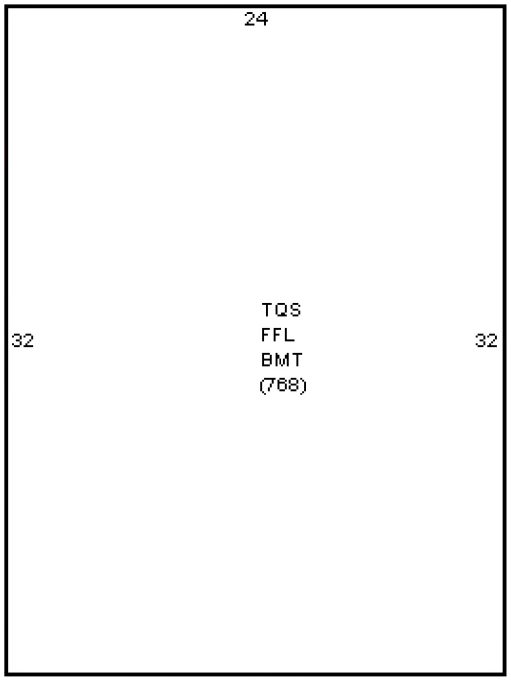
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	97.40
Final Total:	205700	Val/Su SzAd	153.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640

Net Sketched Area:	2,112		Total:	223,149	
Size Ad	1344	Gross Are	2304	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	